



Address: [1405 MESA CREST DR](#)
City: FORT WORTH
Georeference: 47156-2-17
Subdivision: WILLOW RIDGE ESTATES
Neighborhood Code: 2N300Q

Latitude: 32.9372459589
Longitude: -97.3899572571
TAD Map: 2030-460
MAPSCO: TAR-019K



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: WILLOW RIDGE ESTATES
Block 2 Lot 17

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A
Year Built: 2016
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 41346777
Site Name: WILLOW RIDGE ESTATES-2-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,699
Percent Complete: 100%
Land Sqft^{*}: 7,449
Land Acres^{*}: 0.1710
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
HILL BENJAMIN III
Primary Owner Address:
1405 MESA CREST DR
FORT WORTH, TX 76052

Deed Date: 8/25/2022
Deed Volume:
Deed Page:
Instrument: [D222214280](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PULTE HOMES OF TEXAS LP	8/10/2015	D215177258		
WILLOW RIDGE RES PTS LT HD CO	1/31/2011	D211031049	0000000	0000000
SANDLIN WILLOW CREST LTD	1/1/2007	000000000000000	0000000	0000000



VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$435,525	\$100,000	\$535,525	\$535,525
2024	\$435,525	\$100,000	\$535,525	\$535,525
2023	\$487,949	\$70,000	\$557,949	\$557,949
2022	\$381,585	\$70,000	\$451,585	\$451,585
2021	\$299,940	\$70,000	\$369,940	\$369,940
2020	\$280,000	\$70,000	\$350,000	\$350,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 100 PCT 11.131 - T&P

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.